

Office - Flex - R&D Space - For Lease

University Business Center - 19-31 Needham Street, Newton, MA

Available: 2,800 to 22,910 Square Feet



University Business Center is a rare Office/Flex/R&D building located on the South side of Newton. The building offers tenants a wide variety of space options ranging from 2,800 to 22,910 Square Feet. The exterior of the building recently benefited from a full rehabilitation and the ownership created direct entrances to each of the suites off of the parking lot.

The building is well located between Routes 9 and 128/95, and just minutes from the Mass Pike, allowing for easy access to all areas of the state. Needham Street is one of Newton's most popular commercial districts and is home to numerous restaurants, banks, hotels, and other fine retail establishments.

University Business Center is ideal for those tenants seeking a combination of office and/or flex space at an affordable price, while maintaining a Newton address. Green Line T is within walking distance of the site for employees.



www.19Needham.com

Available:

First Floor:

- 2,800 Square Feet*
- 4,500 Square Feet**
- 6,282 Square Feet**
- 9,328 Square Feet* (Warehouse)

* Contiguous to 22,910 SF
+ Sub-dividable

Second Floor:

- Fully Leased

Highlights:

- Flexible Floor Plans
- Ownership Will Renovate Suites
- 10'9" Clear Height Ceilings
- Private Loading Docks
- Strong Floor Loads
- Easily Accesible Via
Routes 9, 128/95 & 90
- Numerous Amenities Nearby
- Within walking distance of "T"

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Owned and Managed by:

KS
PARTNERS

Print Date: 1.15.2011

The information contained herein is believed to be accurate, but is not warranted as to accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental or general condition of the property, and recommends purchaser's or tenant's independent investigation.

Boston

New York